REAL ESTATE AT AUCTION.

All the Comforts of Home in This Garage

on Matters of Public Concern

Is Too Widespread.

WARNS REALTORS

deep. Ramps will be used throughout financial district is soon to erect on the upper Wost Side one of the largest and finest garages in the country. For reasons of their own those interested in the scheme have not as yet elected to make known the exact location of the structure, but it is understood that they have aiready taken tille to the land, and final plans have been completed by Palmer & Plonsky of 63 William street, who are the architects.

The structure, which is estimated to cost in the neighborhood of a half milition dollars, will be ideally laid out to permit the maximum efficiency in operating cars in and out of the building, and every detail having to do with the chauffeurs. The building is to be of the staggered floor type and will be seven stories in height. It will occupy a frontage of over down the stage of the plans of t

DRY GOODS DISTRICT RETAINS PRESTIGE

Stewart Browne Favors 10 Vacancies Will Not Exceed 1

BY ALFRED R. KIRKUS, Secretary of the New York, Manhattan, Central and Colonial Real Estate Associations and the Merchants

"Since the rent laws were passed I have consistently said that the Court of Appeals and the United States Supreme Court would hold them constitutional. Senators Lockwood and Walters Justices Spiegelberg and Aaron Levy know where I have always stood on rent laws.

"I have been abused by other real es-

State Senator Frederick M. Davenport, chairmen of the committee on taxation and retrenchment, has notified realty interests throughout the State that the committee intends to suggest that the State direct tax on real property be eliminated at the earliest practicable moment in order that a start may be made in easing the heavy burdens now borne in many districts of the State by the farmer, home owner and rent payer. In outlining the purpose of the committee Senator Davenport says:

"The total tax burden in the State of New York, Federal, State and local, is estimated to be \$106.97 per man, woman and child in the commonwealth. This is an increase of 170 per cent, in the ten year period between 1910 and 1920. Half of this burden is Federal and most of the romaining half is local. Only about 10 per cent, of the entire burden is made necessary by the State government. In other words, if the State government were entirely abolished, the reduction in per capita cost of government is shown to be only about 10 per cent."

KEEP CONSTITUTION INTACT. Universal Disapproval to Plan

SIDNEY, N. S. W., Feb. 18.—Almost universal disapproval has met Premier Hughes's proposal to convene a gathering to consider amendments to the constitution of the commonwealth, according to the newspapers, which are practically unanimously assume the restriction.

the State Premiers.

The debate in the House of Representatives on the proposal was remarkable only for the interest taken against the proposal. The Prime Minister him self finally abandoned his project and the motion was laid on the table by yote of 51 to 9.

MANHATTAN Office Building BLOCK FRONT

REAL ESTATE AT AUCTION.

136 Liberty St.

Washington & Cedar Sts.

LIQUIDATION SALE

W. S. Mapes Ave.

Bet. E. 179th and 180th Sts. Vacant plot in centre of new apart-nent house section. Size 88x145. Near

SAMUEL BITTERMAN, Atty.,

FLATBUSH PLOT

W. S. Coney Island Ave.

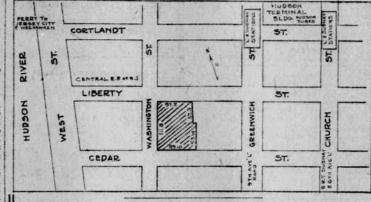
Brooklyn

Vacant plot of ground, ready for im-provement with apartments or business, Near "L" and Ocean Parkway. Size 120.4x145.10x irreg. HENRY VON PEIN, Atty., 277 Broadway, N. Y. City.

NEW JERSEY RESIDENCE

Park Place near Franklin Turnpike

HOHOKUS Ridgewood, N. J.



SPECIAL SALES DAY

Thursday, March 9th

ABSOLUTE ESTATE SALE

Estate of Frederick Gilbert Bourne, Dec'd. ARTHUR K. BOURNE and GEORGE P. VAIL, ESQS., Executor.

259 WEST 69th ST. (BET. AMISTERDAM & WEST END AVES.)

Three story and basement brick and steel concrete garage building, modern and complete in all details, with offices, chauffeurs' rooms and four-room apartment. Electric elevator. Contents of garage also to be sold. Size 50x115.5. Messrs. Stetson, Jennings & Russell, Attys., 15 Broad St., N. Y. C. Messrs. Gifford, Hobbs & Beard, Attys., 60 Broadway, N. Y. C. Messrs. Ver Planck & Prince, Attys., 149 Broadway, N. Y. C.

BRONX BLOCK FRONT Morris and Park Aves. East 155th to 156th St. Large vacant plot, suitable for de-elopment with stores, apartments or Size 218.07x90x irreg.

BRONX HOMESITE S. S. Edenwald Ave.

BEAUTIFUL HOME Hempstead, L. I. on Pennsylvania Avenue

HOMESITES Broadway, Flushing 33d St., nr. Crocheron Av.

31st St.,nr.Crocheron Av.

2½ story frame dwelling, containing rooms and bath, together with vacant lot adjoining, to be sold as two arcels; size 100x348x irreg, each; near rolley and train. Telepohn Cortlandt 0744

Bookmap 67 Liberty Street New York City MONEY TO LOAN AND WANTED ON BOND AND MORTGAGE.



Send for

TUESDAY, FEB. 28th

at 12 o'clock, neon, in the Brocklyn Real Estate Exchange, 12 SUBWAY LOTS

86th St., Av. V & W. 9th St. MONTHLY INSTALLMENTS

Send for map.

JERE JOHNSON JR. CO., 193 Montague St.

Brooklyn. Phone 1238 Main.

SUPREME COURT SALE NO. 518 BROADWAY 5 Story Loft & Store PUBLIC AUCTION

Exchange Salesroom, 14 Vessy 12 o'Clock Noon, FRIDAY, FEB. 24TH. above premises will be sold subject first mortgage for \$60,000, with 10

Honry Brady

ARTHUR C. SHERIDAN, Real Est. Auction 152 Broadway. Cort. 1325.

MONEY TO LOAN AND WANTED

ON BOND AND MORTGAGE. **BUILDING LOAN MONEY** Long term toans in any amount on small iweilings, walkups and fireproof buildings. ELISHA SNIFFIN, 135 Broadway. Phone 5626 Rector.

51/2 Per Cent. Money

Want good applications, Manhattan only, very low charges. San, litieson, Van Vorhis & Klauber, Attys. 160 Brondway. Telephone Cortlandt 567. MONEY FOR MORTGAGES,
Firsts, seconds and building loans. Improved property, New York and suburbs, tensonable rates. LLOYD WINTHROP CO.,
141 Broadway.

SECOND Mortgage money to loan promptly; quick answers. WALDORF, 15 Park Row. State 201-2-3-4.

\$5,000,000 first mortgage money to loan upon city property; fees. Call WALDORF, suite 201-2-3-4, 15 Park row.

J. E. WHITAKER General Management of Real Estate. Call WALDORF, suite 201-2-3-4, 15 Park row.

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ON LONG LEASE DEAL ICCATION. ASHFORTH & CO.

REAL ESTATE AT AUCTION.

REAL ESTATE AT AUCTION

Special Auction Sales Day WEDNESDAY, MAR. 1st

18—NEW YORK CITY LOTS—18

Hunts Point Section of The Bronx Situated on Hunts Point, Bryant, Longfellow and Randall Aves., Faile and Whittier Streets.

35 POINT BRONX LOTS 35

Situated on Hunts Point, Lafayette and Spoffard Aves., Faile, Halleck and Drake Streets and Edgewater Road. Attractive frame dwelling, located at 790 Hunts Points Ave.

322 RIVERSIDE DRIVE

599 WEST END AVENUE Southwest Cor. 80th St., 4 story dwelling, size 23x8c ROSE & PASKUS, Attys., 128 Broadway, N. Y. C.

245 EAST 48TH STREET

N. S. 133RD STREET 450 feet West of Broadway 8 vacant lots, size 200x99.11 Suitable for Garage Site.

FIELDSTON ROAD

300 ft. South of Tremont Ave. 21/4 story frame dwelling, size 502106 Immediate possession. KEPLER AVE., BRONX

Northwest Cor. Griswold Place Vacant plot, sine 100x100.

WHITTIER ST., BRONX

Northeast Cor. 236th St. Vacant plot, size 100x100. ALSO E. S. 40 ft. south of 238th St. Vacant plot, size 50x100. FAILE ST., BRONX
West and East Side, Between
Spoffard and Randall Aves.
2 Vacant Plots, size 50x100 ea

1911 Crotona Ave., Bronx

QUEENS

74 Acres of beautiful rolling property
5 Minutes From Barside Station.
Situated on Rocky Hill Road, opposite Oakland Golf Club and addoining the Belleciatre Golf Club at Bayside on the westrity line. Suftable for subdivision or for Golf Course.

Block front comprising 17 City Lots Located on N. S. Sutter Ave., Between Crystal and Fountain Aves Write or Telephone for Illustrated Bookmap.

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Adjoining N.E. cor. 28St.

26 ft. front, 5 story and basement building. High store with balcony, elegantly fitted. Suitable for business requiring prominent location, wholesale or retail. Buyers or brokers apply

DWIGHT ARCHIBALD EDERRY

Watkins 5360. 137 West 23d St.

DWELLINGS—TENEMENTS LOUIS SCHRAG, 142 WEST 23d ST.

Above 59th St .- 5th Av. to East River.

A 5-story American

Basement Dwelling, 20x

102.2. Has 3 Master Bed-

rooms - 5 Servants'

Rooms - 3 Baths-4 Lavatories-3-story ex-

tension - Bright Laun-

dry-Modern, and in

excellentorder through-

out - Possession this

Crest of Lenox Hill

Near Park Ave.

PRELIMINARY ANNOUNCEMENT

ARTHUR C. SHERIDAN, AUCT'R **Unrestricted Public Sale**

BEAUTIFUL NORTH SHORE COUNTRY RESIDENCE OF THE LATE L. A. THOMPSON.

Inventor and Founder of the L. A. Thompson Scenic Railway

Large Modern Colonial Residence,

29 Improved Acres GLEN COVE,LONG ISLAND

Located on the second highest point of the North Shore, Clarence H. Mackay's "Harpor Hill" estate being the first.

SALE ON SATURDAY, APR. 8.

IN LARGE ENTRANCE HALL OF THE MANSI 60% MAY REMAIN ON MORTGAGE

BOOKLET OF SALE FROM ARTHUR C. SHERIDAN AUCTIONEER & SOLE AGENT, 152 B'WAY, NEW YORK

CITY REAL ESTATE.

GEO. S. RUNK 1252 Lexington Av. (85th St.)

690 6TH AVE., NEAR 40TH ST. REAL ESTATE IN ALL ITS BRANCHES LONGACRE 7176.7-8.

Real Estate in all its branches.

18 EAST 41ST ST. 407 BROADWAY.

175 FIFTH AV. B'WAY & 57 St. Fisk Bidg.

JOHN PETERS, 210 East 14th St.

DODGLAS L. ELLIMAN & CO.

From Battery to 14th St., Inclusive.

dwellings, 75x100. Suitable for mercantile or sion. Price reasonable. Will take other property in exchange

DWIGHT ARCHIBALD & DERRY Watkins 5360, 137 West. 23d St.

JOHN PETERS, 210 E. 14th St. 253-255 W. 85th St., Adj. B'dway. TWO 5-STORY AMERICAN

Above 14th St. to 59th St. (Inclusive). East River to North Eiver.

ABOVE 23RD STREET.

Moderate fireproof building, entirely leased o high class tenant; fine income; \$100,000 ash necessary, balance casy terms; prin-ipals only. ADOLPH MEYER, 2000 R'eay.

ON PLOT 32X102.2.
Will sell or will lease for 21 years.
F. & G. PFLOMM, 1333 BROADWAY.

181 Claremont Ave., Close to 125th St., 500 JOSEPH G. ABRAMSON, 46 West 46th.

Ambition as Applied to Brokers. Now, arabition is the very breath of life and when a man loses it he is dead—he is done for. It is the tonic of American life, and the difficulty is we hayen't enough ambition. Those were wonderful words of Gladstone, when in writing a letter he said: "I am 85 years of age and growing blind, but I have much prospective work ahead of me." The trouble is that ambition so frequently reaches its limits long before it should and when a man makes a fortune at real estate, as you all have, or something else he thinks he has achieved his ambition, instead of realizing that his opportunity has come, his ideals are in front of him and that his ambition is still to be chieved. Apply this to your own work. You are dealing in values. The Governor said in his opening remarks that much depends upon environment and surroundings which you, as experts, take into consideration in valuing a piece of property. There was an old clause we used to call the missince clause, the clause against tanneries, distilleries, &c., which took into consideration everything. And you men must take everything into consideration and there is one thing you must always remember—that the best support for ownership and possession is that support which comes from good government regulated and controlled by wise laws. Suppose we were to make laws amending the constitution in some way—becoming the means whereby property could be destroyed or spirited away in order to accomplish the socialisms of society? What would become of your Ambition as Applied to Brokers.

values? Well, you have no fear about that, you say, because of what stands between you and such results. Why, see the Government, and the judges and the courts. Well, that is what you have said and thought for a long time. But what is the Government? Why it is something that we all frequently think that some demigods, pursons whom we Judge Crane Says Indifference

what is the Government? Why it is something that we all frequently think that some demigods, pursons whom we called our forefathers, have guarded and banded down to us and as long as we have certain officials it will just run itself. As long as we have a President, Governors and judges it will just keep on running. Whereas the reality is that what the Government will be depends upon just what the people want it to be and intend that it shall be.

This Government depends, as all governments depend, upon the intelligence, the understanding and the restraints of its citizens. We know the obnoxious clause, the nulsance clause in our Government, which is prejudice and educated indifference. The ambition which you to-day possess may take a different viewpoint in the minds of your children or your grandchildren. They may be called upon to think and wonder why your ambition did not stretch itself. Judge Frederick E. Crane of the Court of Appeals was one of the principal theakers at the annual dinner of the lical Estate Board of New York. The full text of his speech follows:

Mr. president and gentlemen of the Roal Estate Board: Let me assure you at the outset that nothing is further from my thoughts than to discuss with this audience the extent of police power. In fact, why I am here outside of a feeling and yielding to the demands of friendship, I do not know. What a judge can say of Interest or of profit to you men I have not been able to fathom. All the things you are interested in I am foreclosed from because of my position. You are all interested in the things that are going to be done, evidenced by your applause to what the Governor has said. I, as a judge, am dealing simply with the things that have been done, and whatever hesitancy I have because of my position is added to because of my twenty-one years' experience upon the bench with the men in the real estate profession.

What can I say when I have to meet these experiences with you men I am

Our danger lies with us not so much in our differences—we all differ—the danger doesn't lie in our differences. It never has and it never will. The Governor and I and all of us differ—the danger lies in our inactivity and indifference, which is more prevalent among the educated classes, and don't you forget it, than among the uneducated upon whom you so frequently put the blame.

What can I say when I have to meet these experiences with you men I am amost speechless. In fact, I am re-minded of an incident which occurred when I was holding the criminal court HIT SMALL FARMS

when I was holding the criminal court in this city some eighteen or twenty years ago, a case in which a young real estate man was involved. He was accused of and tried for forgery. He wasn't a member of the board, as I understand it. He had the device or scheme for forging satisfaction pieces to mortgages and then going around to the title companies or elsewhere and getting a 40 per cent. loan on the property which they all bid for. He got away with some \$200,000 before he was caught. So Young Brennan was put on trial before me and he had a very satute lawyer that we knew, the

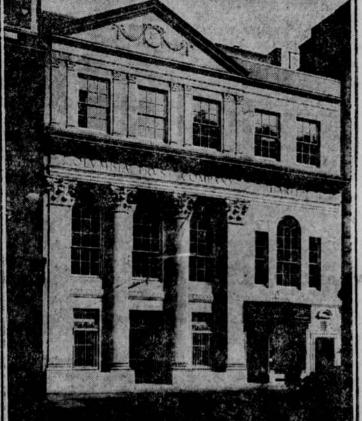
LANDLORDS WANT STIPULATED PROFIT

Per Cent. Net in Rent Law

Stewart Browne, president of the of extending the rent laws for one year.



Amendments.



New home for the Columbia Trust Company's Harlem branch, at 151-153
West 125th street, to be opened next Thursday. The exterior is of limestone. The banking room is thirty feet high with a gallery along the entire length. Alfred C. Bossom, who has designed other branches for the bank, is the architect.

Per Cent .: They Consist Mainly of Single Floors.

Real Estate Company.

"I have been abused by other real estate interests, even by some of our own members for my stand and for my refusal to test out or join others, or spend money, or collect money to test out the constitutionality of the rent laws.

"In 1919-1920 and in the first half of 1921 my sympathics were more with the tenants than with the landlords and have been made have been to add to the permanent improvement and rejunvenation of the buildings, bringing them up to modern requirements, both structurally and for ease and comfort in carrying on business.

"I have, and the United has, against gouging landlords.

"I have, and the United has, against great odds, proved that we stand for sequare deal justice between landlord and tenant, and we have the right to demand that what we say now should be and must be accepted as the truth for truth it is.

"The rent laws, made for the equal protection of landlord and tenant, have, by their adjudication, put a premium land protection of landlord and tenant, have, by their adjudication, put a premium land protection of landlord and tenant, have, by their adjudication, put a premium land protection of landlord and tenant, have, by their adjudication, put a premium land protection of landlord and tenant, have, and the land protection of landlord and tenant, have, and the land protection of landlord and tenant, have, and the land protection of landlord and tenant, have, and the land protection of landlord and tenant, have, and the land protection of landlord and tenant, have, and the land protection of landlord and tenant, have, and the land protection of landlord and tenant, have, and the land protection of landlord and tenant, have, and the land protection of landlord and tenant, have, and the land protection of landlord and tenant, have, and the land protection of landlord and tenant, have, and the land protection of landlord and tenant, have, and the land protection of landlord and tenant, have, and the land protection of landlord and tenant land protection of landlord and land protec

cally unanimously against the project The leader of the Federal Labor party asked for a convention, but now the party has declared against it, as have the State Premiers.

\$3,000 to \$12,000 on Dwellings \$25,000 and up on Apartments and Business Buildings detail should be forwarded promptly. Wood, Dolson Co., Inc., MORTGAGE DEPT., 141 Broadway. Tel. Rector 7854.

We are authorized to invest for

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REAL ESTATE, 1333 Broadway, at 35th St.
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Above 14th St. to 59th St. (Inclusive) East River to North River. FOR SALE

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HAVE CASH BUYERS

Speartee New York

WEST 14th ST. Plot 75 ft. with three 5 story apartment improvement. Posses-

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4TH AVE. CORNER

BUSINESS PROPERTY of Real Estate.
57 West 57th St. LOUIS SCHRAG, 142 WEST 23d ST.

Spring if desired. Price \$80,000 Douglas L. Elliman & Co.

Above 59th St .- 5th Av. to North River. BASEMENT HOUSES

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